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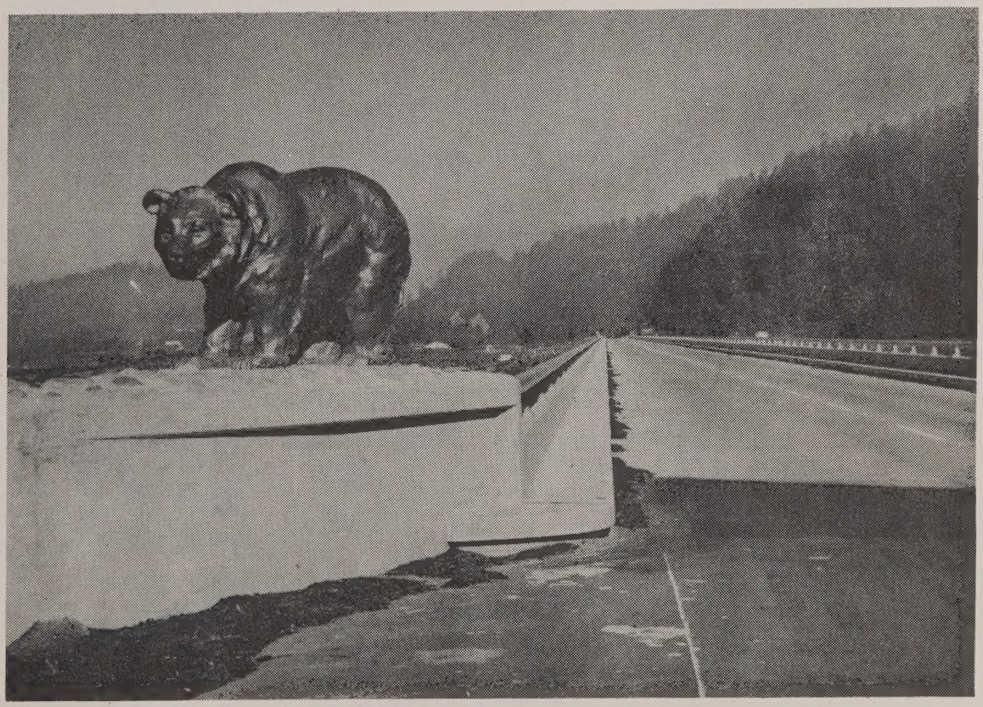
ANNUAL REPORT

1965-66



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DEL NORTE COUNTY

Planning Commission

COURTHOUSE

Crescent City, California 95531

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Chairman
EVERETT K. HURSH
BENNY BEASLEY
S. ANDREW McBETH
JOHN W. SHORT
DR. W. C. EICHNER
LAVERNE M. NELSON
Consultant
"
INgersoll 4-2161
INgersoll 4-2323

Honorable Board of Supervisors
County of Del Norte
Crescent City, California

Gentlemen:

It is with a great deal of pleasure that we respectfully submit the Annual Report of the Del Norte County Planning Commission for 1965-66.

The activities reported herein reveal the scope of problems confronting the Commission the past year.

Several significant changes and accomplishments have occured. The lower portion of the Klamath River has been flood plain zoned resulting in an especially heavy work load. Development plans for the new Klamath townsite have also been acted upon by the Planning Commission.

The Del Norte County GENERAL PLAN AND RECREATION DEVELOPMENT PLAN was adopted, as was a revision of the BEACH AND SHORELINE MASTER PLAN. These accomplishments and the existing and new responsibilities confronting us indicate that a highly active year lies ahead.

The guidance and support the Board has given us in the past are very much appreciated. Your valuable assistance is making it possible for us to aid continually in attempting to solve the many problems of physical development facing our County.

Once again we would like to express our thanks to Supervisor Del Ponte for his knowledgeable advice as an ex-officio member of the Commission. Elton Andrews and Ed Ehlers of the State Office of Planning are likewise to be commended for their professional assistance in preparing for the orderly relocation of the new town of Klamath.

Respectfully submitted,

DEL NORTE COUNTY PLANNING COMMISSION

J. R. Hulbert, Jr., Chairman

LaVerne M. Nelson, Consultant

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COUNTY OF DEL NORTE

1965-66

-0-

BOARD OF SUPERVISORS

Harold Del Ponte, Fifth District

Thomas F. McNamara, First District
Bernard McClendon, Second District
Andy L. Mellon, Third District
Wallace V. Hight, Fourth District

-0-

PLANNING COMMISSION

J. R. Hulbert, Jr., Chairman

John W. Short, Crescent City
Dr. W.C. Eichner, Crescent City
Benny Beasley, Fort Dick
LaVerne Nelson, County Surveyor and Consultant
S. Andrew McBeth, Klamath
Everett K. Hursh, Smith River
Supervisor Del Ponte, Ex-Officio
Joe Creisler, Sanitarian, Ex-Officio

-0-

STAFF

LaVerne Nelson, Consultant
Cliff Niesen, Assistant Consultant
Dorothy Sinclair, Secretary
Wm. W. Speer, County Counsel

-0-

OFFICE

Room 22, Courthouse, 450 H Street, Crescent City 464-2323

MEETINGS

Regular meetings are held at 8:00 o'clock p.m. on the first Wednesday and the third Tuesday evening of each month in Room 22, Courthouse, Crescent City.

BUDGET

	Expended 65–66	Allowed 66–67
SALARIES:		
Secretary	$840.00	$840.00
SERVICES & SUPPLIES:		
Communications	- - -	25.00
Office Expense	94.64	300.00
Professional & Specialized Services	1142.10	3600.00
Publications & Legal Notices	66.02	200.00
Transportation & Travel	1406.11	1800.00
TOTAL SERVICES & SUPPLIES	2708.87	5925.00
FIXED ASSETS:		
Equipment--1 Filing Cabinet	120.12	
TOTAL BUDGET	3668.99	6765.00

GENERAL

The planning year of 1965-66 has been taken up with problems relating to the relocation of the Town of Klamath and the proposed State or National Park Land Acquisition. The flood plain zoning of the lower Klamath River and the proposed acquisition of land by the State and National Parks Studies has seriously affected the small (30%) area of Del Norte County that is in private ownership. These projects have created necessity for revisions to our County Zoning and our Master Plans. (As a result), the Beach and Shoreline Plan, has been brought up to date to incorporate revisions that have been pending for several years. The Flood Plain Zoning virtually stopped all construction in the Klamath area. There are a few areas where construction will be permitted when dikes are built, but not until such time will any permanent structures be allowed.

ZONING

The flood plain zoning ordinance which was passed and which applies primarily in the Klamath area creates three zones. FP-1 is the primary flood plain zone where the fast moving flood water would carry away any buildings standing in its way. FP-2 is the secondary flood plain zone where quiet backwaters would inundate buildings and cause them to float if not tied down. FP-3 is known as the tertiary flood plain zone and designates areas that will allow free construction of buildings after the construction of a protective dike. These three zones are now in force in the Klamath area.

In addition, three areas have been approved for zoning and rezoning. The Hunter Valley Subdivision has been zoned for multiple use and has included a "T" zone, a zone recently established for the exclusive use of trailers. Two areas were rezoned: A small area north of Washington Boulevard was rezoned from R-2 to C-2 and includes an existing auto wrecking yard and will eventually encourage other industry; and a triangle bounded by East Washington Boulevard, U.S. Highway 101, and Burtschell Street was rezoned to C-2 to make the area more compatible to the heavy commercial growth that the construction of East Washington Boulevard has induced.

The long awaited revision of the Zoning Enabling Ordinance was spurred on by the development of a chart showing the various uses permitted in each zone. These uses were reviewed during those meetings where time permitted and a final list

of uses was adopted. At the close of the year the ordinance was approved for its final draft. Final revision of this ordinance has been complicated by the many revisions added to our existing zoning ordinance as a result of the flood, the necessity for health standards regarding trailers, and problems concerning lot sizes.

SUBDIVISIONS

As a carry over from the previous year one final subdivision map was approved. Lakeside Acres Subdivision was approved on July 7, 1965. No other subdivisions were presented during the year.

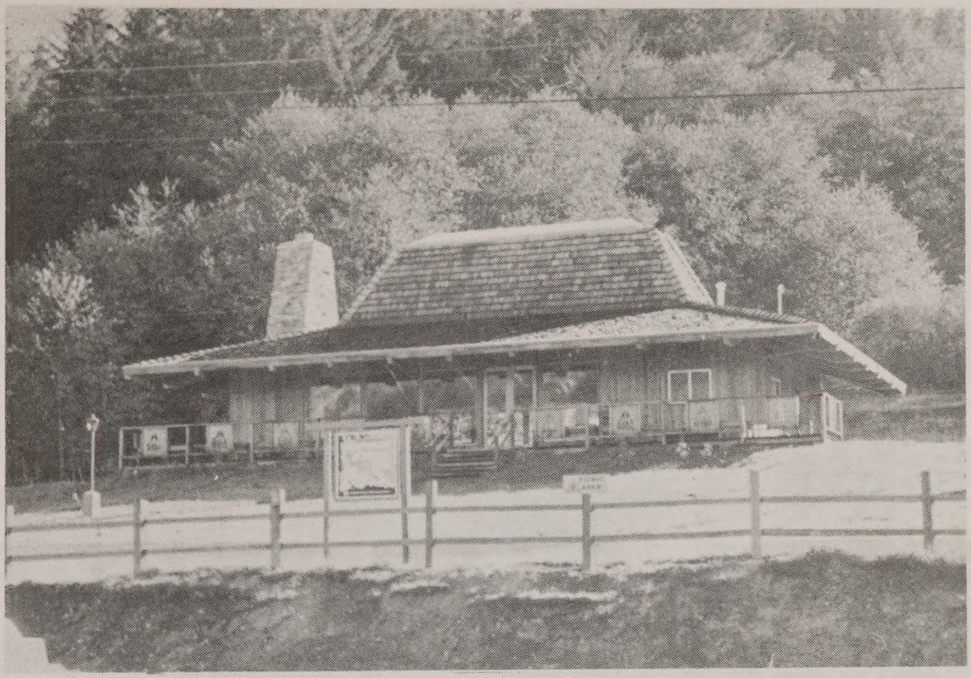
ROADS

Early in the year the rerouting of U.S. Highway 101 from a point one mile north of Crescent City to a point one mile north of the junction of U.S. Highway 199 was approved. The new road will parallel existing U.S. Highway 101 approximately 1/4 mile northwest of its present location. The plans include a bridged interchange at U.S. Highway 199.

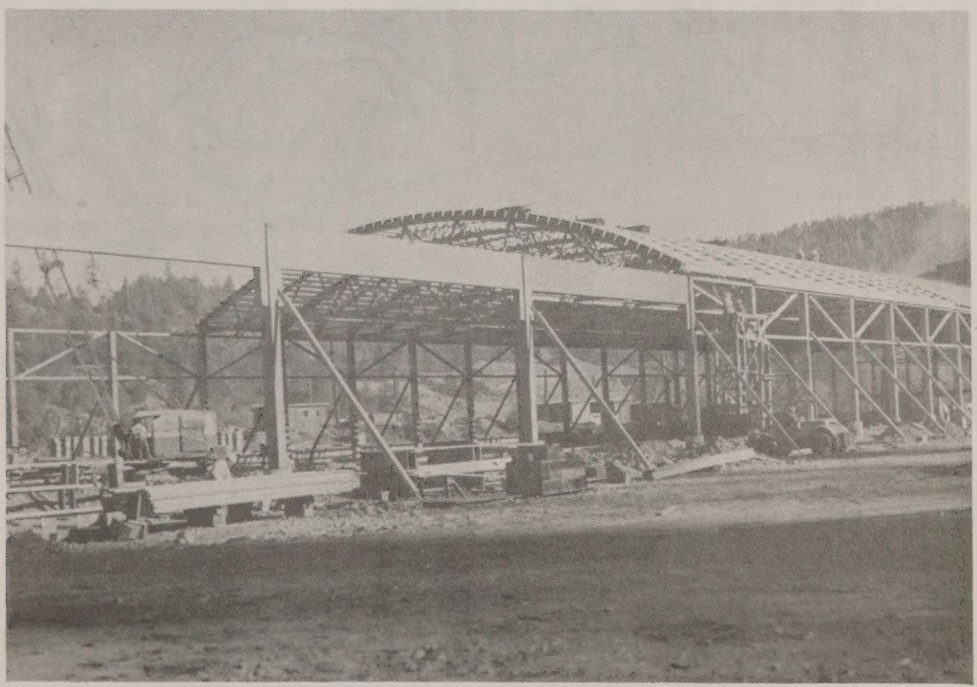
GENERAL PLAN

The General Plan and Recreational Development Plan was returned to the Planning Commission for final revision to reflect the use of land in the redwood forest area and to update some of the recreation areas to be developed by the County. Private timberlands have been opened to recreational uses, but these are not now reflected in the Master Plan. A recreation area in the form of a picnic grounds is operated by Simpson Timber Company on the North Bank Road of the Smith River near Hiouchi and an area for camping, picnicking, fishing, hiking, and horseback riding is available in the Miller Rellim area. A recreation building and demonstration forest is also situated in this area.

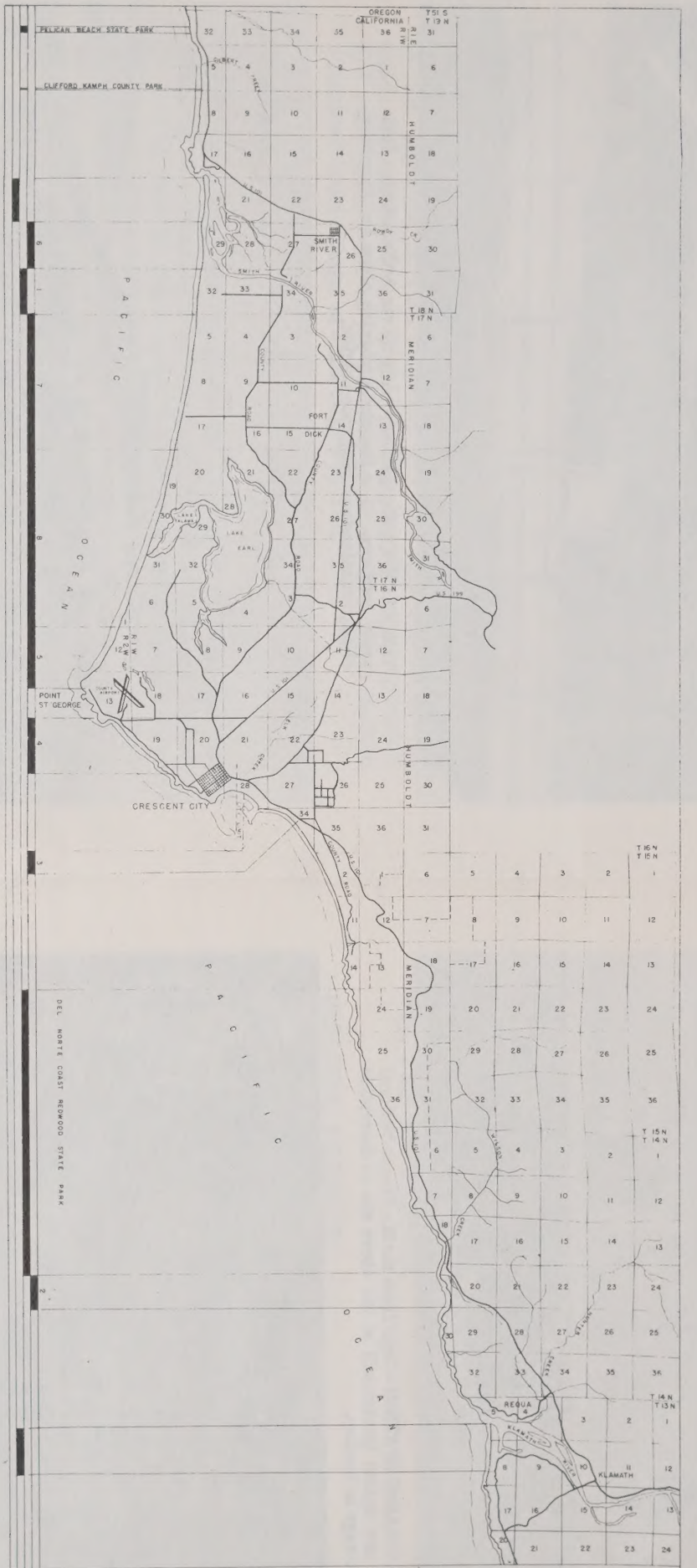
Precise plans were presented by the State Office of Planning for the relocation of the Town of Klamath. These consist of a Land Use Plan of the townsite, a Circulation Plan and a Zoning Plan. These, together with a grading plan of the townsite, were adopted after public hearings in Crescent City and Klamath. A general land use plan of the lower nine miles of the Klamath River area was also presented by the State Office of Planning.



THE CLUBHOUSE, recently built by the Miller-Rellim Redwood company, is a favorite gathering place for members, clubs, organizations and group parties.



A NEW BUILDING, under construction at the Miller-Rellim Redwood Co. operations, is destined to become the largest hardboard plant west of the Mississippi.



DEL NORTE COUNTY PLANNING COMMISSION

MASTER PLAN

FOR

BEACH & SHORELINE ACQUISITION

APPROVED AUG 21, 1956

Chairman Del Norte Planning Commission

APPROVED NOV 12, 1956

Chairman Board of Supervisors

Scale 1" = 625000

REVISION ADOPTED BY RESOLUTION NO 66-14

REVISED AND REDRAWN JAN 5 1966

APPROVED

Chairman Del Norte Plan. Comm.

APPROVED FEB 14, 1966

Chairman Board of Supervisors

A LOG SCALING STATION – logs from the Six Rivers National Forest are scaled (measured) at the above site to determine their footage in lumber.

TREES, picnic tables and shade combine to make Simpson's Park a pleasant place for local people and tourists alike.

As mentioned under the General heading, the Beach and Shoreline Master Plan was also brought up to date.

VARIANCES

One variance was denied during the year. An application to build a carport to within 17 feet of a front line in a 25 foot setback area was denied.

STREET ABANDONMENTS

One street abandonment was approved during the year. After an application was filed requesting abandonment of the north 40 feet of an 80 foot right-of-way over a section of LeClair Avenue in the Bertsch Tract, it was recommended that the north 20 feet be abandoned, thereby leaving a 60 foot right-of-way. This was approved.

BUILDING PERMITS

During the year, 601 building permits were processed and one building plan for a parsonage for St. Pauls Church in a design approval zone was approved.

BUDGET

The Planning Commission in co-operation with the County Engineer's Office found it impossible to accomplish the work-load of the Commission with their present staff even though money was available for this purpose. The Planning Commission is still faced with this problem and it continually becomes more severe as the list of uncompleted projects becomes larger.

Although the expended budget for 1965-66 shows a small amount used for professional services, the work load left from this past year warrants the approval of expenditures for a half-time employee from the Consultant's Office for the forthcoming year. Other expenditures estimated are basically stable from year to year. It is felt that a full time Planning Director will be necessary to accomplish the work load of the Planning Commission in the near future.

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USE PERMITS

Four Use Permits were denied during the year, two of which were for trailers. One trailer was located in a R-1 District and was denied on the ground that the trailer was on property not owned by the trailer owner. The other permit was denied on the ground that only one trailer would be permitted on the property.

A Use Permit to operate a construction yard in an R-1A zone was denied, and a Use Permit to construct a contractor's storage shed in an R-1 zone was also denied.

IN CONCLUSION

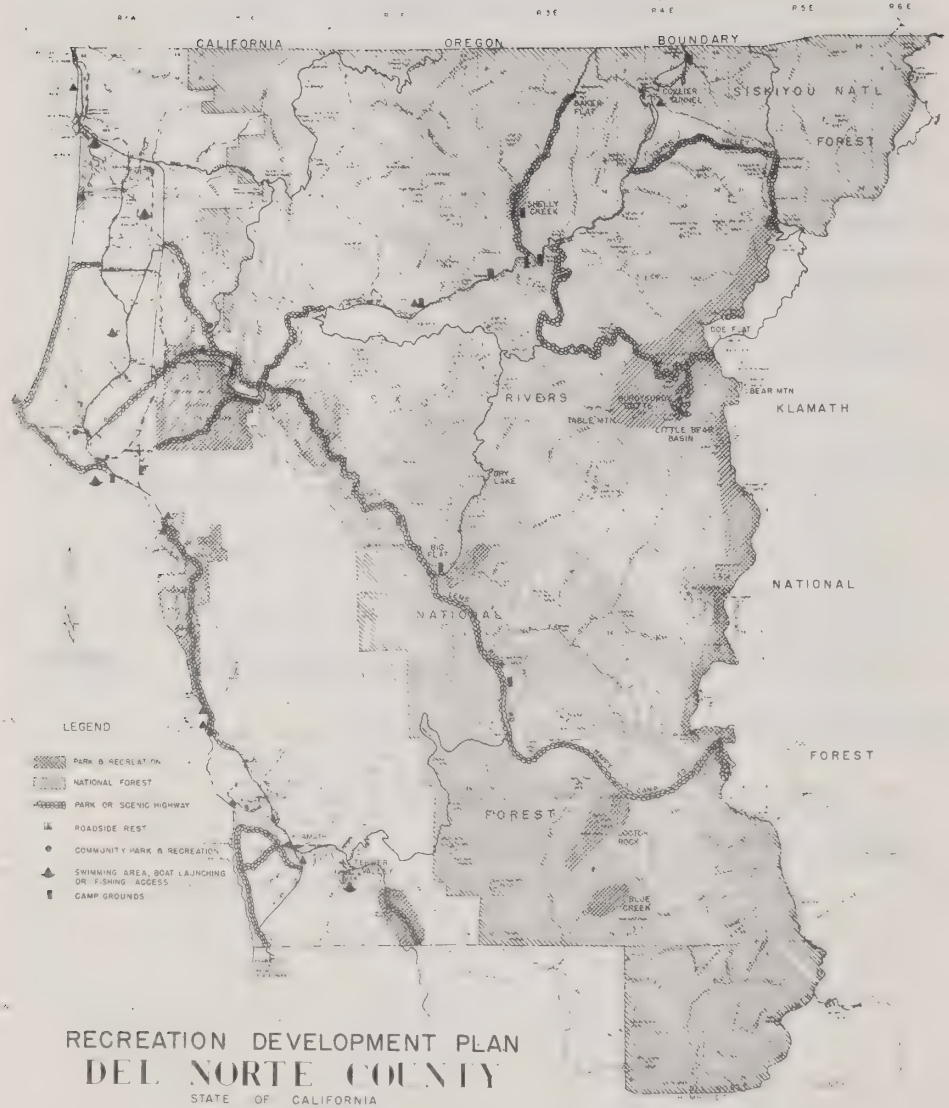
The past year has been busy with the problems of the zoning in the Klamath area and the Redwood Park proposals together with the regular work load. At the end of the fiscal year two proposals for ordinances were presented which will entail considerable enforcement for the next year. The establishment of all the unzoned areas of the County as "U" zones, and the adoption of a Trailer Ordinance that will govern the installation of trailers on private lots were proposed and will be processed in the coming year as indicated in the Plans for 1966-67.

PLANS FOR 1966-67

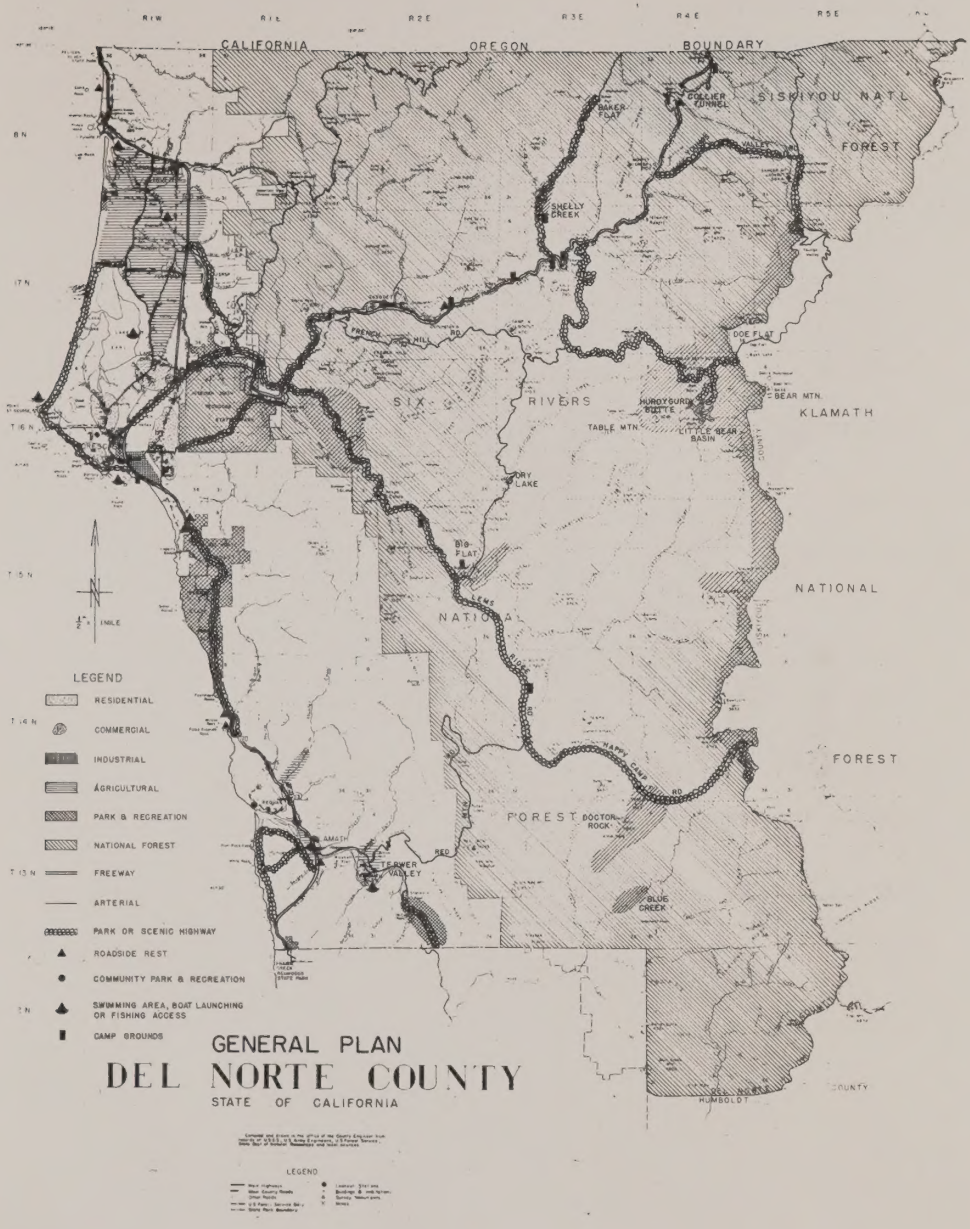
1. Complete the revision of Ordinance No. 200.
2. Process Ordinance on Trailers.
3. Process Ordinance for "U" zones in the County.
4. Study rezoning as required by revision of Ordinance No. 200.
5. Rezone as required.
6. Cooperate with State Planning Office on Klamath Townsite.
7. Process Use Permits and Variance applications.
8. Continue to cooperate with other County, State, and City Agencies with regards to planning.

SUMMARY

REGULAR MEETINGS HELD	24
PUBLIC HEARINGS HELD	27
AREAS ZONED	2
DISTRICTS REZONED	2
VARIANCES--Recommended for approval	3
Denied	1
USE PERMITS--Approved	14
Denied	4
BUILDING PLANS APPROVED	1
BUILDING PERMITS--Checked for zoning regulations	601
SUBDIVISIONS--Tentative Maps approved	0
Final Maps approved	1
ABANDONMENTS (alleys, streets) Requests recommended for approval	1



RECREATION DEVELOPMENT PLAN
DEL NORTE COUNTY
STATE OF CALIFORNIA



GENERAL PLAN
DEL NORTE COUNTY
STATE OF CALIFORNIA

LEGEND

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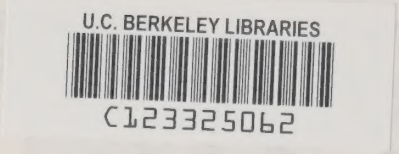

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